067.A	0005	0006.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	892,900	/	892,900
USE VALUE:	892,900	/	892,900
ASSESSED:	892,900	/	892,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELVERSON BRYAN T/WENDY F
Owner 2:	
Owner 3:	
Street 1:	30 OAK HILL DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAIN BRIAN M -
Owner 2:	FAUSKE MARCIE A -
Street 1:	30 OAK HILL DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,229 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Aluminum Exterior and 2092 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8229.000	426,100		466,800	892,900
Total Card	0.189	426,100		466,800	892,900
Total Parcel	0.189	426,100		466,800	892,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.82 | /Parcel: 426.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	129079
GIS Ref	
GIS Ref	
Insp Date	10/17/18

!5837!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0005-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	426,000	0	8,229.	466,800	892,800	892,800	Year End Roll	12/18/2019
2019	101	FV	320,000	0	8,229.	433,500	753,500	753,500	Year End Roll	1/3/2019
2018	101	FV	320,000	0	8,229.	433,500	753,500	753,500	Year End Roll	12/20/2017
2017	101	FV	320,000	0	8,229.	380,100	700,100	700,100	Year End Roll	1/3/2017
2016	101	FV	320,000	0	8,229.	346,800	666,800	666,800	Year End	1/4/2016
2015	101	FV	312,500	0	8,229.	306,800	619,300	619,300	Year End Roll	12/11/2014
2014	101	FV	312,500	0	8,229.	290,100	602,600	602,600	Year End Roll	12/16/2013
2013	101	FV	312,500	0	8,229.	276,100	588,600	588,600		12/13/2012

PRINT

Date	Time
12/10/20	20:40:29

LAST REV

Date	Time
04/16/19	15:08:57

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5837

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAIN BRIAN M	50242-137		10/18/2007		619,000	No	No		
DONAHUE JEFFREY	39740-607		6/30/2003		570,762	No	No		
BEAUDOIN NAPO	30382-447		7/21/1999		355,000	No	No		
BEAUDOIN NAPOLE	25471-498		7/7/1995		241,500	No	No		Y

USER DEFINED

Prior Id # 1:	129079
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2018	1229	Solar Pa	23,609	C				
1/11/2002	16	Re-Roof	4,750	C				
4/9/2001	186	Alterati	3,550	C				REPLACE PORCH WIND

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	MEAS&NOTICE	BS	Barbara S
12/11/2008	Meas/Inspect	163	PATRIOT
12/3/2008	MLS	MM	Mary M
10/4/2003	MLS	MM	Mary M
6/19/2000	MLS		
11/10/1999	Mailer Sent		
11/8/1999	Measured	163	PATRIOT
7/31/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8229		Sq. Ft.	Site		0	70.	0.81	12									466,809						466,800	

Total AC/HA: 0.18891 | Total SF/SM: 8229 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 466,809 | Spl Credit | Total: 466,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24255073
Const Adj.:	1.00989902
Adj $ / SQ:	156.856
Other Features:	96234
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	477721
Depreciation:	51594
Depreciated Total:	426127

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

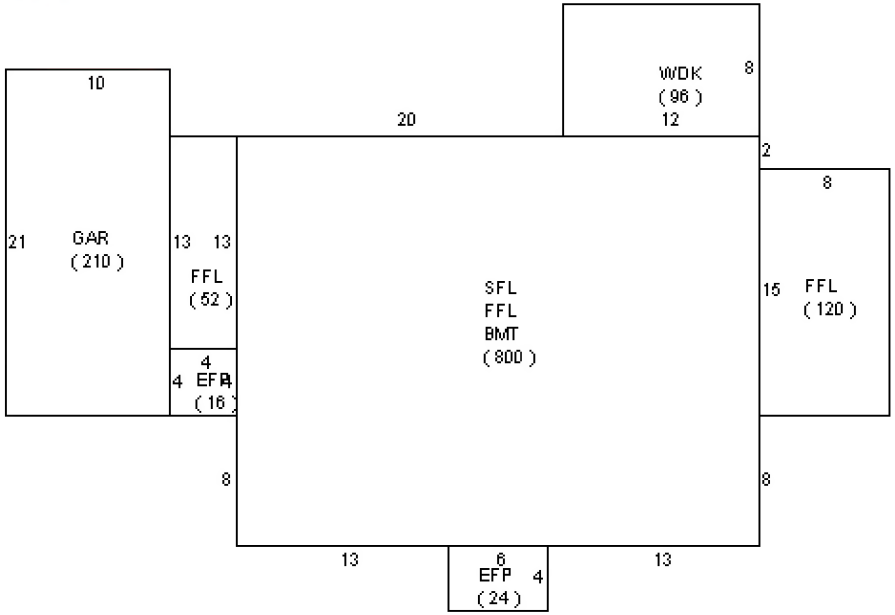
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.54
Special Features:	0	Val/Su Net:	146.02
Final Total:	426100	Val/Su SzAd	240.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	972	156.860	152,464
BMT	Basement	800	62.400	49,918
SFL	Second Floor	800	156.860	125,485
GAR	Garage	210	27.170	5,706
WDK	Deck	96	16.160	1,551
EFP	Enclos Porch	40	73.320	2,933

Net Sketched Area:	2,918			Total:	338,057
Size Ad	1772	Gross Are	2918	FinArea	2092

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.A-0005-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2007	0.00	T	9.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	